

Generational Restaurant Opportunity at One of LA's Premier Intersections

10921 WILSHIRE BLVD | LOS ANGELES, CA

Up to 9,100 SF Available

No other location in LA offers the exposure to:

- Over 94K university students & staff
- Huge daily workforce of nearly 25k people
- A highly affluent residential population, with a median income 56% higher than the LA City average



This isn't some site tucked into the Village making it hard to get to or find parking for.

This is an In Your Face, Front Row Spot, with practically no other competition.

NEWMARK | PACIFIC

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Gateway to UCLA

Ucla is a World-Renowned Public University which continues to make huge investments into the campus and local community. Some of the major projects include:

~\$500M

UCLA Research Park

~\$500M

Gayce Residential Towers
Redevelopment

~\$352M

Neuropsychiatric Replacement
Hospital

~\$47.9M

Wooden Center Improvements

~\$38.6M

Sunset Canyon Recreation Building

~\$16.5M

Acosta Operations Center

~\$226M

UCLA Medical Center Upgrades

~\$121M

Other Upgrades to Infrastructure
Across Campus



**OVER 3,800
RESIDENTIAL UNITS**

33,040
Undergraduates

13,636
Graduates

5,464
Faculty Members

42,000
Staff



ANNUAL PATIENT VOLUME

>880,000
Unique Patients

>46,000
Inpatient Admissions

>4M
Outpatient Clinic Visits

>136,000
Emergency Department Visits

OUR PEOPLE

UCLA Health and the
medical school together

33,040
Employees

3,600
Clinical Faculty

5,860
Registered Nurses

1,400
Resident Physicians
and Fellows

878
Medical Students

449
Doctoral Students

1,187 Hotel Rooms in Close Proximity...



... with limited food choices

AMERICAN CUISINE

STK Steakhouse
Barney's Beanery
Rocco's Tavern
The Tuck Room
Trimana
In n Out
Chick-fil-A
Raising Cane's
Bruxie

COFFEE/CAFÉ/ BEVERAGES

Bluestone Lane
Ministry of Coffee
Sharetea

Upside Down
Boondocks Coffee
Just Boba Tea Shop
Espresso Profeta
Tenzo Tea
Elysee
Wolfsglen
Noah's Bagels
Starbucks
Westwood Cafe
Lazy Daisy
Egg Tuck

DESSERT

Rocket Fizz
Diddy Riese

MEDITERRANEAN

Toranj
Falafel Inc.
CAVA
Bella Pita

ASIAN

Gogobop Korean Rice Bar
Kopan Sushi & Ramen Bar
Happy Panda Kitchen
Chinese Hot Pot
Mr. Noodle
SanSai Japanese Grill

INDIAN

Bollywood Bites

SALAD

TENDER GREENS
sweetgreen

MEXICAN

Pinches Tacos
Chipotle Mexican Grill
Frida Mexican

PIZZA

Lamonicas NY-Pizza
California Pizza Kitchen
Danny Boys Pizza

Trade Area Restaurant Spending

Radius	2025 Consumer Spending	2030 Forecasted Demand	Projected Spending Growth
1 Mile	\$114,377,451	\$125,662,216	\$11,284,765
3 Miles	\$762,929,836	\$851,890,212	\$88,960,376
5 Miles	\$1,933,962,317	\$2,165,631,698	\$231,669,381

Major Daytime Employment in the Area

5.1M SF OF OFFICE IN 1/2 MILE, 7.6M SF OF OFFICE SUPPORTING ROUGHLY 15K - 25K DAILY WORKERS IN 1 MILE



MAJOR EMPLOYERS INCLUDE:



- | | |
|----------------------------------|------------------------------------|
| Lyfelaw | Indivest Inc |
| Michelman & Robinson, LLP | Truelink Capital |
| Quill & Arrow LLP | Westwood Financial |
| Selman Leichenger Edson Hsu | Private Health Mgt Inc. |
| Newman & Moore LLP | Content Partners |
| Sunset West Legal Group | Lindbrook Capital |
| Hillstone Law | Seabury Capital |
| The Resmark Companies | Jacoby & Meyers |
| Wisercare | Hightower Advisors |
| BDG Law Group | Niagen Bioscience |
| Ridgestone Corporation | Citi |
| Skyrzyniarz & Mallean | RLH Equity Partners |
| Annaguey McCann LLP | Hennelley & Grossfeld LLP |
| Hatch Egg Donation and Surrogacy | US Bank |
| Oppenheimer & Co. Inc. | NKSFB LLC |
| Sunbit | Playboy Enterprises Inc |
| TAG | SingerLewak |
| Wilshire Advisory Group | De Castro, West Chodorow LLP |
| Nahal Law Group | Frost LLP |
| Holtz Slavett & Drabkin | Robert Half |
| The Darvish Firm | Dunmor |
| First Foundation Bank | Keller Williams |
| Magenta Light Studios | Northmarq |
| Triyar Realty Group | Shamrock Capital Advisors LLC |
| COMSOL Inc. | Nelson Hardiman Healthcare Lawyers |
| Maryland Estates Inc. | Drake Star |
| Cannon Commercial | Ground Control Business Mgt |
| HIS Medical Group | Taylor & Lieberman |
| Voiant | HCR Wealth Advisors |
| Wells Fargo Advisors | Geddes and Company |
| Irongate | |



Westwood will be home to the LA28 Olympic Village

- 15,000 athletes competing in the Olympic Games (from around 200+ nations)
- ~8,000 athletes competing in the Paralympic Games
- ~23,000 athletes total needing village accommodations.

UCLA INFRASTRUCTURE & CONSTRUCTION PROJECTS

- Residence Halls & Housing
- Olympic and Centennial Residence Halls — two new major residence buildings on UCLA's campus — are central to the Olympic Village plan.
 - Combined, they total roughly 343,000 square feet.
 - These facilities include around 1,800 beds and support spaces
- UCLA has already been building/enhancing dormitories in recent years — partly to support Olympic needs, and also to increase student housing capacity generally.

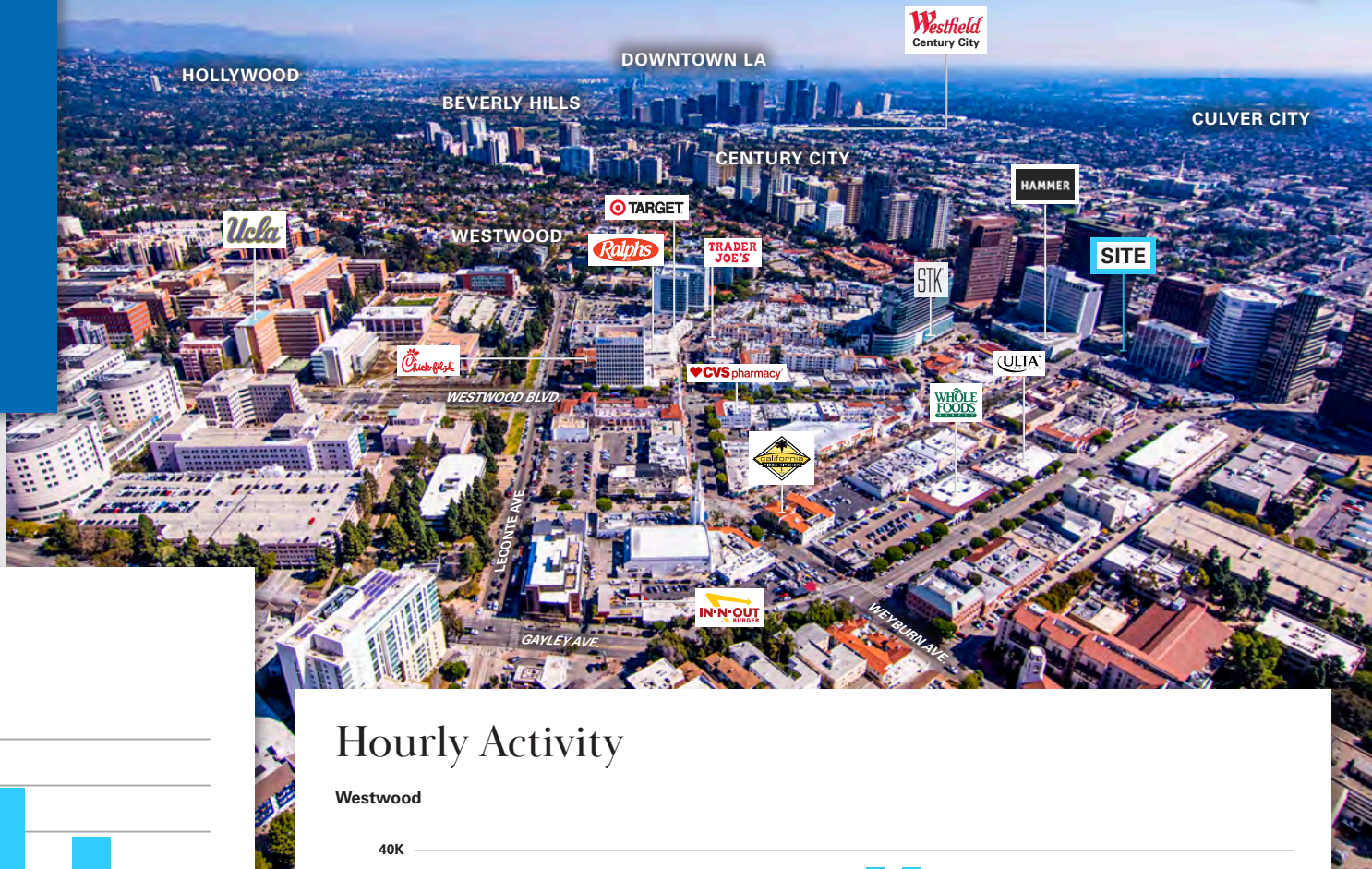


Westwood is Attractive!



Top Visited Places

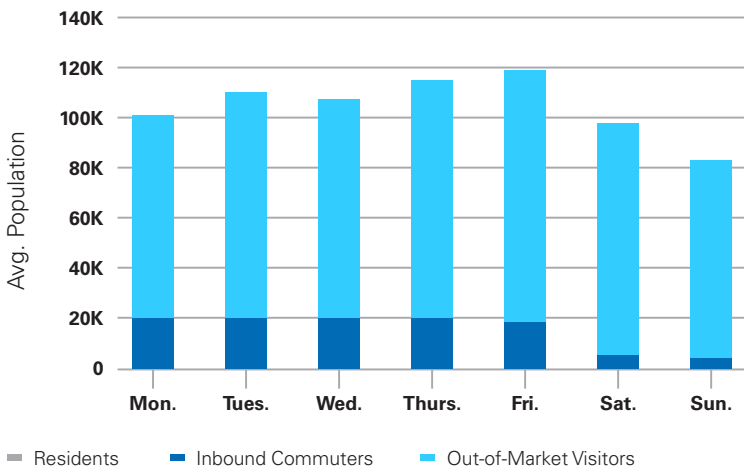
- 1 University of California - Los Angeles (Westwood)
- 2 Westwood Marketplace
- 3 David Geffen School of Medicine
- 4 John R. Wooden Recreation and Sports Center
- 5 Ackerman Union



5.8M ANNUAL OUT OF MARKET VISITORS

Daily Activity

Westwood



Hourly Activity

Westwood

